

2005 APR Summary  
Supervisor District  
Springfield

APR Num	Status	Planning Dist	Special Area	Nominator Name	General Location	Tax Map#	Acres	Current Plan	Nominated Change	Task Force Recommendation	Staff Recommendation	PC Action
05-III-1BR	Active	Bull Run		Kim Jin Man	W of Union Mill Rd, SW of Centreville HS	66-1((1))8	1.00	Residential .5-1 du/ac.	Residential 2-3 du/ac.	Adopt Staff alternative: Approve the staff alternative as outlined in the Preliminary Staff Report (residential use at 2-3 du/ac with conditions).	Adopt Staff alternative: Add an option for residential use at 1-2 du/ac for the subject property to allow for conditions regarding access, trails, location of residential structures, and tree preservation.	Adopt Staff alternative: Add an option for residential use at 1-2 du/ac for the subject property to allow for conditions regarding access, trails, location of residential structures, and tree preservation.
05-III-2BR	Denied	Bull Run		J. Peter Winfield	W of FFX County Pkwy, S of Caisson Rd, NE of Willow Springs ES	55-4((1))24H	5.00	The land generally located south of the Route 29 Corridor and north of Braddock Rd in the Popes Head Creek watershed is planned for residential use at .1-.2 du/ac to conform with the findings of the Occoquan Basin Study.	Mixed use (residential, office and retail) up to .60 FAR.	Retain Plan	Retain Plan	Retain Plan

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05-III-1FC	Active	Fairfax	Fairfax Center Suburban Center (Land Unit P2 )	Francis A. McDermott	Fairfax Corner: S of I-66 and Random Hills Rd, E of Government Center Pkwy, N of Monument Dr	56-1((1))47G1,47H, 47I,47J,47K,47L,47P,47Q,47R,47S, 47T	32.20	Land Unit P2: Baseline: office up to .25 FAR; Residential 4-8 du/ac; Intermediate: office/mix up to .28 FAR; Overlay: office/mix up to .35 FAR, Hotel-300 rooms. Options for .50 and .70 FAR at the Overlay Level.	Overlay option for mixed use, including office, hotel, retail and residential, up to 1.0 FAR.	Adopt Staff alternative: Approve the staff alternative as outlined in the Preliminary Staff Report (add an option at the overlay level for mixed-use up to 1.0 FAR, to allow for the inclusion of conditions to address transportation, design and the integration of the proposed additional density with the existing development).	Adopt Staff alternative: Staff recommends deferral of this nomination to allow for additional time to evaluate the proposed development.	Deferred until Planning Commission meeting scheduled for September 14, 2006.
05-III-2FC	Denied	Bull Run	Fairfax Center Suburban Center (Land Unit T )	J. Peter Winfield	SE corner of Fairfax County Pkwy and Lee Hwy	56-3((1))6A	8.01	Land Unit T: Baseline: residential at 1 du/ac; Intermediate: residential 1.5 du/ac; Overlay: residential 2 du/ac.	Residential 16-20 du/ac.	Retain Plan	Retain Plan	Retain Plan
05-III-3FC	Active	Bull Run	Fairfax Center Suburban Center (G, H1, H2, I3 )	Francis A. McDermott	Part of Fair Lakes Development: E and W of FFX County Pkwy between Fair Lakes Pkwy and Fair Lakes Circle, S of Monument Dr, N of I-66, also N of I-66, S of Fair Lakes Circle	45-4((1))24,25E;45-4((11))A2,A3, B,C,D1,7C1,7C2,7C3;55-2((1))6, 6A,8,9A,11A1,11B1,11C1,11D,18;5 5-2((4))12,15-17, 18A,18B,19,20,21A,22A,26A; 55-2((5))All	128.68	Land Unit G: Overlay: office/mix up to .25 FAR; Land Unit H1, H2: Overlay H1, W portion H2: office/mix up to .25 FAR; Land Unit I3: Overlay: office/mix up to .25 FAR.	Overlay level option for mixed use including residential, retail, hotel and office uses up to an average .60 FAR for five areas (densities proposed vary for each area).	Adopt nomination as submitted	Adopt Staff alternative: Add overlay level option to allow for the addition of office and hotel uses in the nominated area.	Deferred until Planning Commission meeting scheduled for September 14, 2006.

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05-III-4FC	Withdrawn	Bull Run	Fairfax Center Suburban Center (Land Unit V1 )	John H. Thillmann (Landmark Property Development, LLC)	S of Lee Hwy between Forest Hill Dr and Shirley Gate Rd	56-2((1))54,55,57-59; 56-2((4))1,2,4,6	17.05	Land Unit V1: Overlay: residential at 3 du/ac, office use up to .25 FAR for commercially-zoned properties. Much of commercially-zoned area may be used to accommodate the planned interchange at Shirley Gate Rd and Route 29. Any development of this area should not preclude the construction of the interchange.	Overlay Level: Option 1: residential use 5-8 du/ac. Option 2: mixed use (retail/residential) up to .40 FAR for approx. 3 acres at corner of Lee Hwy/Shirley Gate Rd, remainder of site residential use 5-8 du/ac.	Retain Plan	Adopt Staff alternative: Retain the Plan recommendation for 3 du/ac at the overlay level, and add conditions to address consolidation and access.	NA
05-III-1P	Active	Pohick		Leanna Hush (Department of Planning and Zoning)	S of Silverbrook Road, E of Oak Chase Circle, W of VA Power easement	97-4((1))16	1.27	Residential .5-1 du/ac; with consolidation, retail/office use with adjacent parcels up to .25 FAR.	Add text that neighborhood retail/office should occur at a density no greater than the adjacent parcels, and that automobile-oriented uses are not appropriate.	Adopt nomination as submitted: The proposed modification to the Plan provides greater accuracy and clarity, while at the same time making clear that automotive uses for/on the subject parcel are inappropriate and inconsistent with the intent of the Plan.	Adopt Staff alternative: Add Plan language that automobile-oriented uses are not appropriate and that access to any future development should be from the adjacent commercial development.	Adopt PC alternative which reflects the staff alternative with a slight modification.